

CONDITIONAL USE PERMIT Case #: CUP03698

Parcel: 463-040-018

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 USE - PHASE IV REPORT

RECOMMND

ARCHAEOLOGICAL MONITORING REPORT SUBMITTAL:

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

70.PLANNING. 3 USE - REQ APPLICATIONS

RECOMMND

No grading permits shall be finalized until Development Agreement No. 80 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

(NOTE: THIS IS AT THE REQUEST OF THE APPLICANT, AND AT THE RISK OF THE APPLICANT. IF THE DA IS NOT ADOPTED, THE APPLICANT WILL BE RESPONSIBLE FOR SITE RESTORATION.)

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE DEDICATE R/W-NO STRUCTURES RECOMMND

The proposed alignment for Line C of the Winchester MDP is along the southerly boundary of the site. The dedicated

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 USE DEDICATE R/W-NO STRUCTURES (cont.) RECOMMND

right of way required is 54.50-feet. This area shall be dedicated to the public for drainage purposes. No permanent structures, utilities or underground storage tanks shall be permitted within this dedication.

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

A copy of the improvement and grading plans shall be submitted to the District for review. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 4 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Salt Creek Channel Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Conditional Use Permit 03698 is located within the limits of the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.0-acres subject to the fee.

The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

80.FLOOD RI. 5 USE NO FLOW BLOCKING FENCING RECOMMND

No solid block or masonry walls shall be allowed for the perimeter fencing. Chain link, agricultural or wrought iron fencing is acceptable.

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PLANNING DEPARTMENT

80.PLANNING. 2 REN ENG - REMEDIATION BONDING

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall bond or provide another appropriate and sufficient security in a form and amount acceptable to the County in the County's sole discretion to cover the costs of all foreign material removal and site restoration including but not limited to removal of foundations, PV panels, towers, transformers, inverters and cables.

The amount shall be as specified and agreed upon in an engineering estimate prepared by a California Registered Engineer and that has been reviewed and approved by the County.

The bond shall be held for life of the permit, but may be released sooner by the Board of Supervisors upon approval of a final demolition and site restoration inspection by the Department of Building and Safety. Thereafter, and with no interruption in the bonding security of the project, bonds shall be renewed in five (5) year increments to include the expiration date of the permit(s) granted, as referenced herein.

If the Planning Director determines, at any time during the term of the bond or other security, that the amount of the bond or other security has become insufficient, the permit holder shall increase the amount of the bond or other security within thirty (30) days after being notified that the amount is insufficient, but the required increase shall not exceed the increase in the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area.

80.PLANNING. 4 USE- DECOM RECLMTN PLAN SOLAR

RECOMMND

Prior to the issuance of a building permit, a Decommissioning and Site Reclamation Plan shall be developed by the applicant and approved by the Planning Department. The plan shall require that all aboveground and near-ground structures be removed. Some structures shall be removed only to a level below the ground surface that will allow reclamation/restoration. Topsoil from all decommissioning activities shall be salvaged and reapplied during final reclamation. The plan shall include provisions for monitoring and determining compliance with the plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE- DECOM RECLMTN PLAN SOLAR (cont.) RECOMMND

The Plan shall include the following elements:

- 1.A preconstruction survey of existing conditions to establish the baseline that will be restored to.
- 2.A maintenance plan for the life of the project.
3. Concurrence with the Waste Management Letter dated July 17, 2014.

80.PLANNING. 5 USE- LIGHTING PLANS SOLAR (1) RECOMMND

Prior to the issuance of a building permit, a solar power plant lighting plan shall prepared by the applicant, and approved by the Planning Department, that documents how lighting will be designed and installed to minimize night-sky impacts during facility construction and operations. Lighting for facilities should not exceed the minimum number of lights and brightness required for safety and security, and should not cause excessive reflected glare. Low-pressure sodium light sources should be used to reduce light pollution. Full cut-off luminaires should be used to minimize up lighting. Lights should be directed downward or toward the area to be illuminated. Light fixtures should not spill light beyond the project boundary. Lights in highly illuminated areas that are not occupied on a continuous basis should have switches, timer switches, or motion detectors so that the lights operate only when the area is occupied.

Where feasible, vehicle mounted lights should be used for night maintenance activities. Wherever feasible, consistent with safety and security, lighting should be kept off when not in use. The lighting plan should include a process for promptly addressing and mitigating complaints about potential lighting impacts.

80.PLANNING. 18 USE - REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until Change of Zone No. 7813 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from Waste Management shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 7-17-14, summarized as follows:

Provide a Waste Recycling Plan to Waste Management.

80.PLANNING. 22 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 23 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 24 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3698, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Grand Avenue shall be conveyed for public use to provide for a 76 foot half-width right-of-way per County Standard No. 91, Ordinance 461.

80.TRANS. 2 USE - CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

80.TRANS. 3 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 4 USE - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

80.TRANS. 5 USE - LANDSCAPING RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the

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80.TRANS. 5 USE - LANDSCAPING (cont.)

RECOMMND

Transportation Department.

Landscaping plans shall be and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 6 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 7 USE - LANDSCAPE PLAN SUBMITTAL

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California Licensed/Registered landscape architect;
- 2) Weather-based controllers and necessary components to

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80.TRANS. 7 USE - LANDSCAPE PLAN SUBMITTAL (cont.) RECOMMND

eliminate water waste;

- 3) A copy of the "stamped" approved grading plans;
- 4) Emphasis on native and drought tolerant plant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

The Transportation Department shall clear this condition.

80.TRANS. 8 USE - LANDSCAPE SECURITY (LS) RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Section. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Transportation Department who will then provide the developer/permit holder with the required forms. The required forms shall be completed and submitted to the Transportation Department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department shall clear this condition.

NOTE: A cash security shall be required when the estimated

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80.TRANS. 8 USE - LANDSCAPE SECURITY (LS) (cont.) RECOMMND

cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the one-year post-establishment inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 9 USE - LNDSCP PROJ SPECIFIC COA RECOMMND

In addition to the requirements of the landscape and irrigation plan submittal, the following project specific conditions shall be imposed:

a. In lieu of water meter, Applicant/Owner/Project is to install a County Approved Water Well(permit required) Water Tank, and associated irrigation components for a complete, functional, and automatic irrigation system.

b. Landscape Plans to be submitted on Transportation Department Standard Title Block

c. Project is to use Transportation Department Standard Planting and Irrigation Details

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection of entire permit area.

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 7 USE -IF A WQMP IS REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1.Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2.The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3.The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4.The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-40BC and signage. Fire Extinguishers located outdoors shall be in cabinets.

PLANNING DEPARTMENT

90.PLANNING. 2 REN ENG - ON SITE DIST. LINES RECOMMND

The developer/permit holder shall ensure all on site electrical distribution lines are undergrounded up to the point of step-up or utility interface in the case of an on-site substation.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 3 REN ENG - CLEAR CONST. AREA RECOMMND

Prior to scheduling and final inspection, the developer/permit holder shall ensure the entire site and construction staging area has been cleared from all

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 REN ENG - CLEAR CONST. AREA (cont.) RECOMMND

construction related materials including, but not limited to, trash, fencing, trailers and etc.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 5 USE- LIGHTING PLANS SOLAR (2) RECOMMND

Prior to final building permit issuance, the applicant shall provide a report showing compliance with solar power plan lighting plan.

90.PLANNING. 24 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with approved landscaping plan, EXHIBIT L.

90.PLANNING. 27 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from Waste Management shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated July 17, 2014, summarized as follows:

Provide proof of compliance with a Waste Recycling Plan to Waste Management.

90.PLANNING. 28 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - SKR FEE CONDITION (cont.) RECOMMND

reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 32 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3698 is calculated to be 9.73 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 33 USE - ORD NO. 659 (DIF) RECOMMND

As set forth in Section 4.3 of Development Agreement No. 80, the applicant and the County acknowledge and agree that solar power plants do not present the same Facilities needs as other new residential, commercial, or industrial development. For that reason, the applicant and the County agree that the application and payment of the Highway 74/79 Area Plan Surface Mining Development Impact Fee category from Ordinance No. 659 computed on a Project Area basis as set forth in Section 13 of Ordinance No. 659 is appropriate for this development project due to similar development impacts. The County and applicant acknowledge and agree that the Project Area acreage use for the computation of Development Impact Fees shall be 10 acres for both Public Use Permit No. 921 and Conditional Use Permit No. 3698. The applicant and the County further acknowledge that any temporary reduction of fees approved by the Board of

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 33 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

Supervisors in place at the time of payment of fees shall be applicable to the Project. Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3698 has been calculated to be 9.73 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required so long as it does not conflict with the agreed upon terms of Development Agreement No. 80.

90.PLANNING. 34 USE - REQ APPLICATIONS(2)

RECOMMND

No building permits shall be finalized until Development Agreement No. 80 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

(NOTE: THIS IS AT THE REQUEST OF THE APPLICANT, AND AT THE RISK OF THE APPLICANT. IF THE DA IS NOT ADOPTED, THE APPLICANT WILL BE RESPONSIBLE FOR SITE RESTORATION.)

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TRANS DEPARTMENT

90.TRANS. 1 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PUP00921.

90.TRANS. 2 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 3 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 5 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for

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90.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Street sweeping.

90.TRANS. 7 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

90.TRANS. 8 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Grand Avenue median and parkway.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 9 USE - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at four-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 USE - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

90.TRANS. 12 USE - DEDICATION RECOMMND

Oxbow Drive along project boundary is designated Local Road and shall be improved with 24 feet of acceptable aggregate base (0.33' thick) on a 32' graded section within a 60 foot full-width dedicated right-of-way as approved by the Transportation Department.

90.TRANS. 13 USE - IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

90.TRANS. 14 USE - BMP MAINT AND INSPECTION RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 15 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15 USE - STREETLIGHTS INSTALL (cont.) RECOMMND

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 16 USE - LNDSCP INSPECTION DEPOSIT RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section.

The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 17 USE - LANDSCAPE INSPECTION RQM RECOMMND

The permit holder's landscape architect (or on-site representative) is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the installation inspection, the applicant will arrange for an 1-year installation inspection at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first, and comply with the Transportation Department's 80.TRANS condition entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the installation inspection, the Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department. The Transportation Department shall clear this condition upon determination of compliance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 18

USE - COMPLY WITH LNDSCP/IRRG

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with approved conceptual landscape exhibit, landscaping, irrigation, and shading plans. The Transportation Department will verify and inspect that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for Public Use Permit No. 921 which proposes to connect a 1.25 MW Photovoltaic Solar Power Plant (CUP03698) to the power grid. The power connection/transmission lines leaves the Solar Power Plant site and will be undergrounded through parcels 3 and 2 of tentative Parcel Map No. 36611, and emerges on the south-east corner of parcel 2, at which time the conduit connects to utility pad located on parcel 2 which will be owned and operated by Southern California Edison (SCE). From the utility pad located on parcel 2, an underground cable owned and operated by SCE will cross Grand Avenue to emerge to connect to existing power poles on the eastern side of Grand Avenue. The underground conduit piping to be installed by the applicant will require an encroachment permit from the County and may also require an easement from the County.

The Project is commonly referred to as the Diamond Valley Solar Project and includes the following associated cases: Conditional Use Permit No. 3698, Change of Zone No. 7813, and Development Agreement No 80.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PUBLIC USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PUBLIC USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action,

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Public Use Permit No. 921 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Public Use Permit No. 921, Exhibit A, dated 8-7-14.

The words or any combination thereof identified in the following list that appear in the attached conditions of Public Use Permit No. 921 shall be considered equivalent and are identified as follows:

Applicant/Permittee, Permit Holder/Permittee, Applicant, Permit Holder, Permit Holder's, Developer.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

10. EVERY. 5 USE - DEVELOPMENT AGREEMENT RECOMMND

The use approved under Public Use Permit No. 921 shall not be effective until Development Agreement No. 80 is effective. All use of Public Use Permit No. 921 shall be done in strict compliance with the provisions of

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10. GENERAL CONDITIONS

10. EVERY. 5 USE - DEVELOPMENT AGREEMENT (cont.) RECOMMND

Development Agreement No. 80 and these conditions of approval.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.)

RECOMMND

construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT

RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

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10. GENERAL CONDITIONS

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE-COMMENTS RECOMMND

A noise study is not required based upon the submitted diagram, zoning, and the proposed solar facility. However, this facility shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, consistent with the manufacturer's standard. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest to the project site.
4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing noise sensitive receptors (residential dwellings) nearest the project site during all project construction.

For any questions, please contact the Department of

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10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE-COMMENTS (cont.) RECOMMND

Environmental Health, Office of Industrial Hygiene at (951) 955-8980.

10.E HEALTH. 2 ENV CLEANUP PROGRAM-COMMENTS RECOMMND

If previously unidentified contamination or the presence of naturally occurring hazardous materials is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Environmental Cleanup Programs at (951) 955-8982 for further information.

10.E HEALTH. 3 USE - UNMANNED FACILITY RECOMMND

Public Use Permit 921 is proposing an unmanned facility without any sanitation facilities (i.e. wastewater plumbing). If sanitation facilities are proposed, the applicant shall contact the Department of Environmental Health at (951) 955-8980 for the requirements.

FIRE DEPARTMENT

10.FIRE. 1 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 2 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be manual or automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Public Use Permit 00921 is a proposal to connect underground power lines from a proposed equipment skid to the existing Southern California Edison electrical transmission lines. The approximately 10-acre site is located in the Winchester area on the south side of Grand Avenue east of Patterson Avenue. The south property line is adjacent to the AT&SF Railroad right of way. Parcel Map 36611, Conditional Use Permit 3698 and Change of Zone 7813 are being processed concurrently with this proposal. The site is Parcel 4 of PM 36611.

CUP 3698 is a proposal to construct an unmanned solar photovoltaic electricity generation facility, along with an equipment skid and other associated equipment, on this site. PUP 921 is necessary because a portion of the cables transmitting power from the equipment skid to the offsite transmission lines will be crossing the Grand Avenue road rights of way.

The site is subject to sheet flow flooding and the cables should be buried underground sufficiently to be protected from flows and scour. Blockage of flows due to the installation of any utility poles should be minimal. However, a storm of unusual magnitude could cause some damage.

The project site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. However, the amount of new impervious surface is negligible and therefore the District shall not impose any fee at this time. Should additional development or use be proposed, the mitigation fee may be levied at that time.

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours) . Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 2 USE - GEO02370

RECOMMND

County Geologic Report (GEO) No. 2370, submitted for this project (PM36611, CUP03698, CZ07813 and PUP00921) was prepared by RCH Engineering, Inc. and is entitled: "Preliminary Geotechnical Soils Evaluation", dated September 3, 2013. In addition, RCH submitted "Review Comments Dated April 24, 2014 for Preliminary Geotechnical Soils Evaluation for the Site Located at 33725 Grand Avenue, Winchester, California, Assessor's parcel Number 463-040-018, Riverside County, . County Geologic Report No. 2370.", dated May 14, 2014. This document is herein incorporated as a part of GEO02370.

GEO02370 concluded:

- 1.No active faults are known to traverse the subject site.
- 2.The site has a nil potential for liquefaction.
3. A negligible amount of seismic-induced settlement is anticipated.

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - GEO02370 (cont.)

RECOMMND

4. There is a potential for hydro-consolidation at a level of approximately 3 feet below ground surface.

5. Landslides were not observed on or near the subject site.

GEO02370 recommended:

1. A deep foundation that will be embedded more than 3 feet.

2. The panels are to be supported by Cablofil W6x8.5 steel I-beams that have a minimum embedment depth of 8.5 feet below ground.

GEO No. 2370 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2370 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 24 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 25 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 29 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 30 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the

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10. GENERAL CONDITIONS

10.PLANNING. 30 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 36 REN ENG - UTILITY COORDINATION RECOMMND

The developer/permit holder shall ensure all distribution lines, electrical substations and other interconnection facilities are constructed to the specifications of the utility purveyor and/or building codes. Interconnection shall conform to the procedures and standards established by the Public Utilities Commission or as applicable.

10.PLANNING. 37 REN ENG - FUTURE INTERFERENCE RECOMMND

If the operation of this facility generates electronic interference with or otherwise impairs the operation of any communication facilities, the developer/permit holder shall take immediate action and consult with County Information Technology staff to develop and implement measures acceptable to the Department of Information Technology.

10.PLANNING. 38 REN ENG - REPLACE OR MODIFY RECOMMND

The developer/permit holder shall give written notice to the Planning and Building Safety Directors prior to the replacement or modification of any portion of this site as shown on the APPROVED EXHIBITS except for routine maintenance.

10.PLANNING. 39 REN ENG - ON SITE DIST. LINES RECOMMND

The developer/permit holder shall ensure all on site electrical distribution lines are undergrounded up to the point of step-up or utility interface in the case of an on-site substation.

10.PLANNING. 41 REN ENG - NO FINAL NO CONNECT RECOMMND

The developer/permit holder shall ensure that the Department of Building and safety has completed their final inspection prior to connection to the utility purveyor.

A temporary power permit may be pursued from the Department of Building and Safety prior to final inspection for

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10. GENERAL CONDITIONS

10.PLANNING. 41 REN ENG - NO FINAL NO CONNECT (cont.) RECOMMND

construction and to allow equipment and system testing. The Director of Building and Safety or his designee, may allow the interconnection of individual arrays or power blocks if it is determine that adequate safe guards exist to ensure compliance with all conditions of approval.

10.PLANNING. 42 USE - SOLAR PROJECTS RECOMMND

1.The applicant shall maintain re-vegetated surfaces until a self-sustaining stand of vegetation is re-established and visually adapted to the undisturbed surrounding vegetation. No new disturbance shall be created during operations without prior approval from the County.

2.Interim restoration shall be undertaken during the operating life of the project as soon as possible after disturbances.

3.Painted facilities shall be kept in good repair and repainted when color fades or flakes.

4.Where feasible, vehicle mounted lights should be used for night maintenance activities. Wherever feasible, consistent with safety and security, lighting should be kept off when not in use.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE - SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific. However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed in substantial

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - SUBMIT FINAL WQMP (cont.) RECOMMND

conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality measures.

10.TRANS. 6 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

10.TRANS. 7 USE - ENCRMENT PERMIT FINAL RECOMMND

A cash security deposit will be required by Transportation Department to ensure performance of the conditions of the permit and the replacement or restoration of the highway, including pavement surfaces, ground surfaces, and sub-surfaces within highway rights-of-way, and survey monuments or other improvements that may have been disturbed. Also, the above mentioned deposit will ensure any reports or documentations due by the applicant and/or developer to any department of Riverside County be performed and completed, and that the final reports be submitted to each individual department. The security deposit will not be released until the applicant or developer provides a letter of completion from each department stating that they are satisfied with the project, and that they recommend the project to be finaled.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF THE PERMIT RECOMMND

The life of Public Use Permit No. 921 shall be effective the date that Development Agreement No. 80 is effective and shall continue for a period of thirty years thereafter, approximately December 1, 2044. This permit shall thereafter be null and void and of no effect whatsoever unless the permit and Development Agreement have been extended pursuant to the provisions of Development Agreement No. 80 and the "Existing Land Use Regulations" referenced in Development Agreement No. 80.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP

RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. "Use" is meant the beginning of substantial construction contemplated by this approval within two (2) year period that is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two-year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one-year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE - GRADING SECURITY (cont.) RECOMMND

Safety Department.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed n accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100-year storm flows.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 USE - IF WQMP IS REQUIRED RECOMMND

If a Water Quality Management Plan is required, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

EPD-MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

PLANNING DEPARTMENT

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11.All pertinent exhibits, maps and references.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 2 USE - GRADING MONITORING PROG RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified archaeologist (Project Archaeologist) has been contracted to implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources associated with this project. The Monitoring Plan shall include, but shall not be limited to, the following guidelines:

(1) The applicant/developer shall contract with a Native American monitor from the appropriate tribal group to be involved with the grading monitoring program.

(2) The County certified archaeologist and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.

(3) The archaeologist shall monitor all areas identified

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2

USE - GRADING MONITORING PROG (cont.)

RECOMMND

for development including off-site improvements.

(4) An adequate number of monitors (archaeological and Native American) shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored.

(5) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite as determined by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitor.

(6) Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

(7) In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist shall contact the County Archaeologist at the time of discovery. The Project Archaeologist, in consultation with the County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area.

(9) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

(10) In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a Riverside County facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - GRADING MONITORING PROG (cont.) (cont.)RECOMMND

necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

(11)Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

60.PLANNING. 3 USE - NATIVE AMERICAN MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 4 USE - CULTURAL RESOURCE PRO

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - CULTURAL RESOURCE PRO (cont.) RECOMMND

for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report.

This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 11 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.21 acres (gross) (if TPM36611 is recorded, or will need to be recalculated if TPM36611 is not recorded) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 13 USE - REQD APPLICATIONS (1) RECOMMND

No grading permits shall be issued until Change of Zone No. 7813 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

60.PLANNING. 14 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Public Use Permit No. 921, the Planning Department shall determine the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 USE - FEE STATUS (cont.) RECOMMND

status of the deposit-based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 3 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.3 and 90.TRANS.6.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 4 USE - SUBMIT PLANS RECOMMND

The project specific Final WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - SUBMIT PLANS (cont.)

RECOMMND

Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by a registered engineer.

60.TRANS. 5 USE - WQMP MAINT DETERMINATION

RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP. The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

70.PLANNING. 2 USE - PHASE IV REPORT

RECOMMND

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 USE - PHASE IV REPORT (cont.) RECOMMND

associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

70.PLANNING. 3 USE - REQ APPLICATIONS RECOMMND

No grading permits shall be finalized until Development Agreement No. 80 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

(NOTE: THIS IS AT THE REQUEST OF THE APPLICANT, AND AT THE RISK OF THE APPLICANT. IF THE DA IS NOT ADOPTED, THE APPLICANT WILL BE RESPONSIBLE FOR SITE RESTORATION.)

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT (cont.) RECOMMND
construct from the Building and Safety Department.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

PLANNING DEPARTMENT

80.PLANNING. 13 USE - REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until Change of Zone No. 7813 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Public Use Permit No. 921, the Planning Department shall determine the status of the deposit-based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Grand Avenue shall be conveyed for public use to provide for a 76-foot half-width right-of-way per County Standard No. 91, Ordinance 461.

80.TRANS. 2 USE - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

80.TRANS. 3 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

annexation should include the following:

- (1) Landscaping along Grand Avenue.
- (2) Streetlights.
- (3) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 4 USE - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

80.TRANS. 5 USE - LANDSCAPING RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Grand Avenue and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6

USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5

USE - REQ'D GRADING INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection of entire permit area.

90.BS GRADE. 6

USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 7 USE- IF WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

PUBLIC USE PERMIT Case #: PUP00921

Parcel: 463-040-018

90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-40BC and signage. Fire Extinguishers located outdoors shall be in cabinets.

PLANNING DEPARTMENT

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 23 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - SKR FEE CONDITION (cont.) RECOMMND

anticipated to be 3.21 acres (gross) (if TPM36611 is recorded, if TPM36611 is not recorded, the fee will need to be recalculated) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 27 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Public Use Permit No. 921 is calculated to be 0.95 net acres (4,150 square feet). In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF) RECOMMND

As set forth in Section 4.3 of Development Agreement No. 80, the applicant and the County acknowledge and agree that solar power plants do not present the same Facilities needs as other new residential, commercial, or industrial

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

development. For that reason, the applicant and the County agree that the application and payment of the Highway 74/79 Area Plan Surface Mining Development Impact Fee category from Ordinance No. 659 computed on a Project Area basis as set forth in Section 13 of Ordinance No. 659 is appropriate for this development project due to similar development impacts. The County and applicant acknowledge and agree that the Project Area acreage use for the computation of Development Impact Fees shall be 10 acres total for both Public Use Permit No. 921 and Conditional Use Permit No. 3698. The applicant and the County further acknowledge that any temporary reduction of fees approved by the Board of Supervisors in place at the time of payment of fees shall be applicable to the Project.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required so long as it does not conflict with the agreed upon terms of Development Agreement No. 80.

90.PLANNING. 31 REN ENG - CLEAR CONST. AREA

RECOMMND

Prior to scheduling and final inspection, the developer/permit holder shall ensure the entire site and construction staging area has been cleared from all construction related materials including, but not limited to, trash, fencing, trailers and etc.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 32 USE - REQ APPLICATIONS(2)

RECOMMND

No building permits shall be finalized until Development Agreement No. 80 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

(NOTE: THIS IS AT THE REQUEST OF THE APPLICANT, AND AT THE RISK OF THE APPLICANT. IF THE DA IS NOT ADOPTED, THE APPLICANT WILL BE RESPONSIBLE FOR SITE RESTORATION.)

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with CUP03698.

90.TRANS. 2 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 3 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 4 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 5 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - UTILITY INSTALL (cont.) RECOMMND

poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Grand Avenue future median and parkway.
- (2) Streetlights on Grand Avenue.
- (3) Street sweeping along Grand Avenue.

90.TRANS. 7 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

90.TRANS. 8 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - LANDSCAPING COMM/IND (cont.) RECOMMND

and shall require approval by the Transportation Department. Landscaping shall be improved within Grand Avenue median and parkway.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 9 USE- CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at four-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 10 USE - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Grand Avenue.

90.TRANS. 11 USE - IMPROVEMENT/DEDICATION RECOMMND

Grand Avenue along project boundary is designated Urban Arterial Highway and shall be improved with 55 foot half-width AC pavement from the centerline on the project side, 8" concrete curb and gutter, 8" raised curb landscaped median (project side) within 76' half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461.

- NOTE: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway on the project side.
2. A 7' (half-width) raised curb landscaped median shall be constructed at the centerline.
3. Driveway for parcel 1 shall be constructed in accordance with Standard No. 207A, Ordinance 461.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - IMPROVEMENT/DEDICATION (cont.) RECOMMND

4. For required improvement, cash in lieu of constructing the improvement shall be paid for the ultimate improvement.

90.TRANS. 12 USE - DEDICATION RECOMMND

Oxbow Drive along project boundary is designated as a Local Road and shall be improved with 24 feet of acceptable aggregate base (0.33' thick) on a 32' graded section within a 60 foot full-width dedicated right-of-way as approved by the Transportation Department.

90.TRANS. 13 USE - IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

90.TRANS. 14 USE - BMP MAINT AND INSPECTION RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

LAND DEVELOPMENT COMM. TEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 23, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Public Health
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
3rd District Supervisor

3rd District Planning Commissioner
Hemet Unified School District
Eastern Municipal Water District
Southern California Edison
Southern California Gas Co.

CHANGE OF ZONE NO. 7813, CONDITIONAL USE PERMIT NO. 3698, AND PUBLIC USE PERMIT NO. 00921 – EA42646 – Applicant: Ecos Energy, LLC –Engineer/Representative: Brad Wilson – Third/Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Northerly of Mark Trail, southerly of Sycamore Springs Road, easterly of Lynch Lane, and westerly of Sage Road – 16.43 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – **REQUEST:** The applicant requests to change the existing zoning from Rural Residential (R-R) to Regulated Development Area (R-D) and construct a 1.25 MW (AC) Solar Photovoltaic Electricity Generation Facility on approximately 10 acre parcel. – APN: 463-040-018 **Related Cases: PM36611**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting agenda on February 27 , 2014**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **H.P. Kang**, Project Planner, at **(951) 955-1888** or email at **hpkang@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

 **FILE COPY**

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

July 17, 2014

Larry Ross, Principal Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Conditional Use Plan (CUP) No. 3698
Proposal: Development of a 1.25 MW solar power plant on 10 acres
APN: 463-040-017

Dear Mr. Ross:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Mark Trail, south of Sycamore Springs Road, east of Lynch Lane, and west of Sage Road, in the Harvest Valley/Winchester Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act) and the California Green Building Standards through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

- 1. Prior to issuance of a grading and/or building permit:** A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
- 2. Prior to final building inspection:** Evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
- 3. Prior to Approval of the Decommissioning and Closure Plan:** A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., solar panels/mirrors, cardboard, concrete, asphalt, wood, etc.) that will be generated by the decommissioning and closure of the facility, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the

Larry Ross, Principal Planner
CUP No. 3698
July 17, 2014
Page 2

targeted recycling or reduction rate. During the decommissioning and closure, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

Thank you for the opportunity to review this Project. Please continue to include the RCWMD in future transmittals. Please call me at (951) 486-3280 if you have any questions regarding the above comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Ross', written in a cursive style.

Ryan Ross
Principal Planner

Doc 158337

COPY
Winchester Town Association

P. O. Box 122
Winchester, CA 92596

August 19, 2014

Attn: Andy Domenigoni, Chairman
Winchester/Homeland Municipal Advisory Council
c/o Supervisor Jeff Stone
French Valley District Office
37600 Sky Canyon Drive, #505
Murrieta, CA 92563

DB
RECEIVED
AUG 25 2014
by: Supervisor Stone
French Valley Office

Re: Position on Ecos Energy Solar Project

Dear Mr. Domenigoni,

The Winchester Town Association at its August 7, 2014 General Membership meeting had an update from the Land Use Committee regarding the Ecos Energy Solar Project planned off of Grand Avenue in Winchester. This project will be going before the Planning Commission for approval sometime in September. The Land Use Committee and the Winchester Town Association has met with the project proponents on numerous occasions. The Land Use Committee at its August 5th meeting reviewed and discussed the project's Conditions of Approval and the landscaping plans.

The following recommendation for this project was made by the committee and endorsed by the general membership and I was instructed to be relay it to the Winchester-Homeland MAC:

"The recommendation is to remain unopposed to the project with these comments – while we are not opposed to this solar project, we would be concerned if more projects of this nature were developed as we do not wish to have our community defined by solar projects (especially as this is in close proximity to the proposed downtown core). Additionally, we would like to see aesthetically pleasing landscaping be provided to minimize the visual impacts of this project to the adjacent property owners and community. We further respectfully request consideration be made for a Remediation Plan if for some reason this project does not complete its full term."

We would appreciate this recommendation be forwarded to the Third District Supervisor Jeff Stone.

If you have any questions, please don't hesitate to call me (951) 294-0899.

Sincerely,



Gregg Cowdery
President

Winchester Town Association

CC: Supervisor Jeff Stone, 3rd District



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: 1.25 MW AC Solar Photovoltaic Electricity Generating Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Article XIII Section 13.1.c (12) per ORD 348.4705

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TBD CP 3698 DATE SUBMITTED: TBD 11/9/13

APPLICATION INFORMATION

Applicant's Name: Ecos Energy, LLC E-Mail: brad.wilson@ecosrenewable.com

Mailing Address: 222 South 9th Street, Suite 1600
Minneapolis Street 55402
City MN State ZIP

Daytime Phone No: (612) 460-8605 Fax No: () no fax available
brad.wilson@

Engineer/Representative's Name: Ecos Energy, LLC E-Mail: ecosrenewable.com

Mailing Address: 222 South 9th Street, Suite 1600
Minneapolis Street 55402
City MN State ZIP

Daytime Phone No: (612) 460-8605 Fax No: () no fax available

Property Owner's Name: The Robert Domenigoni Family Trust E-Mail: awlittle@msn.com

Mailing Address: P.O. Box 181
Winchester Street 92596
City CA State ZIP

Daytime Phone No: (951) 775-1323 Fax No: () no fax available

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Brad Wilson (Ecos Energy, LLC)

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

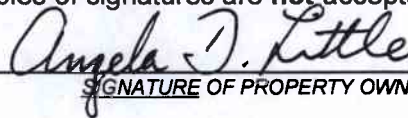
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Angela Little,
Trustee of The Robert Domenigoni Family Trust

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 463-040-018

Section: 27

Township: 5S

Range: 2W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 16.43 Acres

General location (nearby or cross streets): North of Simpson Road, South of Grand Avenue, East of Patterson Avenue, West of Oxbow Drive

Thomas Brothers map, edition year, page number, and coordinates: Page 839, Grid G5

Project Description: (describe the proposed project in detail)

1.25 MW (AC) Solar Photovoltaic Electricity Generation Facility

A detailed project description is attached as a separate document.

Related cases filed in conjunction with this application:

Change of zone from R-R to A-1, Public Use Permit

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): n/a

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: Traffic, Biological, Archaeological, Geological, Geotechnical

Is water service available at the project site: Yes No (the proposed project does not have a need for water service)

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 750 feet

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No (the proposed project does not have a need for sewer service)

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 750 feet

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site? Grading will not be required for the proposed project

Estimated amount of cut = cubic yards: n/a

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards n/a

Does the project need to import or export dirt? Yes No

Import n/a Export n/a Neither n/a

What is the anticipated source/destination of the import/export?
n/a

What is the anticipated route of travel for transport of the soil material?
n/a

How many anticipated truckloads? n/a truck loads.

What is the square footage of usable pad area? (area excluding all slopes) no grading proposed sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside


Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1)



Date October 11, 2013

Applicant (2)

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

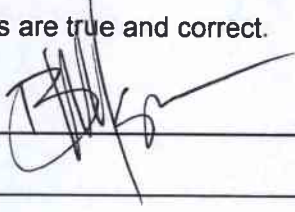
1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  _____ Date October 11, 2013

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹		
Project File No.	TBD	
Project Name:	Diamond Valley Solar Project	
Project Location:	33725 Grand Avenue, Hemet, CA 92545	
Project Description:	1.25 MW AC Solar Photovoltaic Electricity Generation Facility	
Project Applicant Information:	Ecos Energy, LLC ATTN: Brad Wilson 222 South 9th Street, Suite 1600, Minneapolis, MN 55402	
Proposed Project Consists of, or includes:		
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Includes San Jacinto River watershed. ² Land area is based on acreage disturbed. ³ The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/basin_plan/index.shtml . ⁴ The most recent CWA Section 303(d) list can be found at http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/tmdl/303d.shtml .		
DETERMINATION: Circle appropriate determination.		
If <u>any</u> question answered "YES"	Project requires a project-specific WQMP.	
If <u>all</u> questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: 1.25 MW AC Solar Photovoltaic Electricity Generating Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Article XIII Section 13.1.c (12) per ORD 348.4705

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TBD POP 921

DATE SUBMITTED: TBD 11/19/13

APPLICATION INFORMATION

Applicant's Name: Ecos Energy, LLC

E-Mail: brad.wilson@ecosrenewable.com

Mailing Address: 222 South 9th Street, Suite 1600

	<small>Street</small>	
<u>Minneapolis</u>	<u>MN</u>	<u>55402</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (612) 460-8605 Fax No: () no fax available

Engineer/Representative's Name: Ecos Energy, LLC E-Mail: brad.wilson@ecosrenewable.com

Mailing Address: 222 South 9th Street, Suite 1600

	<small>Street</small>	
<u>Minneapolis</u>	<u>MN</u>	<u>55402</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (612) 460-8605 Fax No: () no fax available

Property Owner's Name: The Robert Domenigoni Family Trust E-Mail: awlittle@msn.com

Mailing Address: P.O. Box 181

	<small>Street</small>	
<u>Winchester</u>	<u>CA</u>	<u>92596</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 775-1323 Fax No: () no fax available

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.


AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Brad Wilson (Ecos Energy, LLC)

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

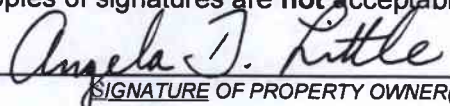
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Angela Little,
Trustee of The Robert Domenigoni Family Trust

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 463-040-018

Section: 27 Township: 5S Range: 2W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 16.43 Acres

General location (nearby or cross streets): North of Simpson Road, South of Grand Avenue, East of Patterson Avenue, West of Oxbow Drive

Thomas Brothers map, edition year, page number, and coordinates: Page 839, Grid G5

Project Description: (describe the proposed project in detail)

1.25 MW (AC) Solar Photovoltaic Electricity Generation Facility

A detailed project description is attached as a separate document.

Related cases filed in conjunction with this application:

Change of zone from R-R to A-1, Conditional Use Permit

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): n/a

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: Traffic, Biological, Archaeological, Geological, Geotechnical

Is water service available at the project site: Yes No (the proposed project does not have a need for water service)

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 750 feet

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No (the proposed project does not have a need for sewer service)

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 750 feet

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site? Grading will not be required for the proposed project

Estimated amount of cut = cubic yards: n/a

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards n/a

Does the project need to import or export dirt? Yes No

Import n/a Export n/a Neither n/a

What is the anticipated source/destination of the import/export?
n/a

What is the anticipated route of travel for transport of the soil material?
n/a

How many anticipated truckloads? n/a truck loads.

What is the square footage of usable pad area? (area excluding all slopes) no grading proposed sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1) _____

Date October 11, 2013

Applicant (2) _____

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

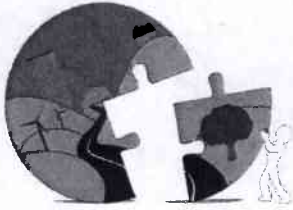
I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date October 11, 2013

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.	TBD	
Project Name:	Diamond Valley Solar Project	
Project Location:	33725 Grand Avenue, Hemet, CA 92545	
Project Description:	1.25 MW AC Solar Photovoltaic Electricity Generation Facility	
Project Applicant Information:	Ecos Energy, LLC ATTN: Brad Wilson 222 South 9th Street, Suite 1600, Minneapolis, MN 55402	
Proposed Project Consists of, or includes:		YES NO
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Includes San Jacinto River watershed. ² Land area is based on acreage disturbed. ³ The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/basin_plan/index.shtml . ⁴ The most recent CWA Section 303(d) list can be found at http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/tmdl/303d.shtml .		
DETERMINATION: Circle appropriate determination.		
If <u>any</u> question answered "YES"	Project requires a project-specific WQMP.	
If <u>all</u> questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

JAN 21 2013

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07813 DATE SUBMITTED: 11/19/13

APPLICATION INFORMATION

Applicant's Name: Ecos Energy, LLC E-Mail: brad.wilson@ecosrenewable.com

Mailing Address: 222 South 9th Street, Suite 1600

	<small>Street</small>	
<u>Minneapolis</u>	<u>MN</u>	<u>55402</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (612) 460-8605 Fax No: () no fax available
brad.wilson@

Engineer/Representative's Name: Brad Wilson E-Mail: ecosrenewable.com

Mailing Address: 222 South 9th Street, Suite 1600

	<small>Street</small>	
<u>Minneapolis</u>	<u>MN</u>	<u>55402</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (612) 460-8605 Fax No: () no fax available

Property Owner's Name: The Robert Domenigoni Family Trust E-Mail: awlittle@msn.com

Mailing Address: P.O. Box 181

	<small>Street</small>	
<u>Winchester</u>	<u>CA</u>	<u>92596</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 775-1323 Fax No: () no fax available

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: Page 839, Grid G5

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Proposal for zone change from (existing) R-R to R-D.

Related cases filed in conjunction with this request:

Conditional Use Permit, Public Use Permit

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/13/2014,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers Pm 36611 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

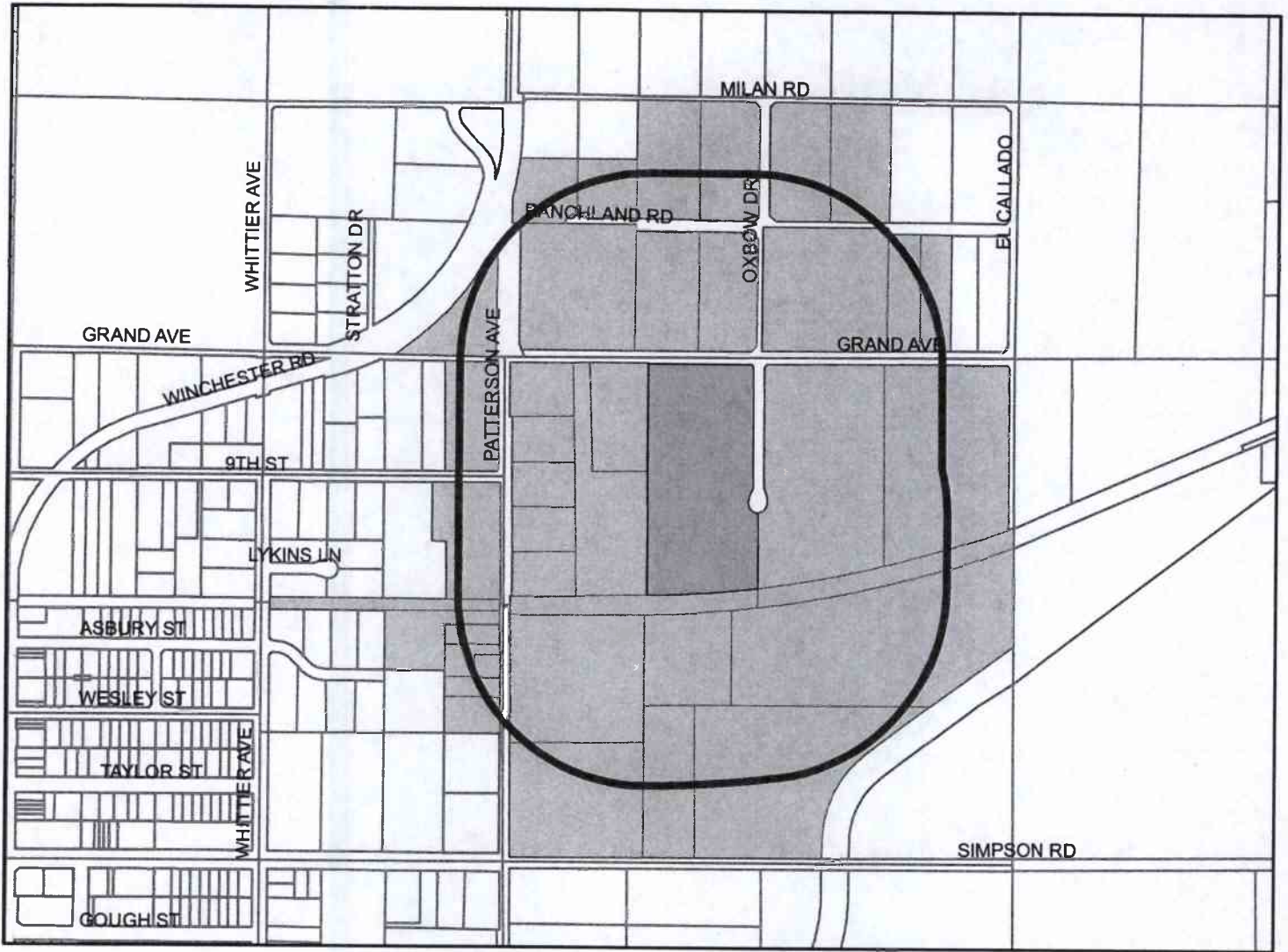
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

*checked
500d w/ASJ
11-13-2014
w*

PM36611 (1000 feet buffer)



Selected Parcels

463-040-010 465-320-007 463-040-011 465-320-008 465-320-009 465-320-006 465-320-016 465-320-005 465-320-010 465-320-011
 465-320-019 463-080-005 463-080-011 463-030-011 463-030-012 463-080-009 463-080-007 465-320-003 463-050-004 465-310-015
 463-080-010 463-080-006 465-320-004 463-040-016 463-040-017 463-050-005 463-040-012 463-040-013 463-040-018 463-040-
 019
 463-040-005 463-040-009 463-040-020 465-320-015 463-090-001 463-090-002 463-090-003 463-090-006 463-090-007 463-090-
 010
 463-040-001



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 463030012, APN: 463030012
ROBIN HENINGER, ETAL
C/O VANCE SEVERANCE
94761 ADAMS RD
GOLD BEACH OR 97444

ASMT: 463040001, APN: 463040001
WINCHESTER HISTORICAL SOCIETY PLEASAN
28030 PATTERSON AVE
WINCHESTER CA 92596

ASMT: 463040009, APN: 463040009
RUFINO AJA, ETAL
P O BOX 302
WINCHESTER CA 92596

ASMT: 463040010, APN: 463040010
JAIME PULIDO, ETAL
461 E 3RD ST
SAN JACINTO CA 92583

ASMT: 463040011, APN: 463040011
BANK OF AMERICA
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

ASMT: 463040013, APN: 463040013
MARILYN BULTHUIS, ETAL
28200 PATTERSON AVE
WINCHESTER CA 92596

ASMT: 463040018, APN: 463040018
EVELYN DOMENIGONI, ETAL
P O BOX 295
WINCHESTER CA 92596

ASMT: 463040019, APN: 463040019
EDITH RUBALCAVA, ETAL
8459 ELIZABETH AVE
SOUTHGATE CA 90280

ASMT: 463050004, APN: 463050004
TRACY SCHMITZ, ETAL
33445 9TH ST
WINCHESTER, CA. 92596

ASMT: 463050005, APN: 463050005
RIVERSIDE COUNTY TRANSPORTATION COM
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 463080005, APN: 463080005
JAMES SHERIDAN
28211 MCCALL BLV
SUN CITY CA 92585

ASMT: 463080006, APN: 463080006
RICHARD COSAND
28263 PATTERSON AVE
HEMET, CA. 92545

ASMT: 463080007, APN: 463080007
LARRY ODELL
28265 PATTERSON AVE
HEMET, CA. 92545

ASMT: 463080009, APN: 463080009
BRANDON KLING, ETAL
C/O DARRYL C SHEETZ
335 CENTENIAL WAY STE 100
TUSTIN CA 92780



ASMT: 463080010, APN: 463080010
GUADALUPE MARTINEZ, ETAL
28341 PATTERSON AVE
WINCHESTER, CA. 92596

ASMT: 465320006, APN: 465320006
KAREN MACKIE, ETAL
33747 MILAN RD
WINCHESTER CA 92596

ASMT: 463080011, APN: 463080011
JAMES SHERIDAN
28211 MCCALL BLVD
SUN CITY CA 92585

ASMT: 465320007, APN: 465320007
JACQUELINE FANTUZO, ETAL
16782 BOLERO LN
HUNTINGTON BEACH CA 92649

ASMT: 463090010, APN: 463090010
TIMBERLINE KINGREG HEMET
4160 TEMESCAL CYN RD 310
CORONA CA 92883

ASMT: 465320009, APN: 465320009
BETH HOWDEN
P O BOX 928
WINCHESTER CA 92596

ASMT: 465310015, APN: 465310015
NEVENKA ZIROVICH, ETAL
C/O VIOLET MUELLER
5411 SHERBOURNE DR
LOS ANGELES CA 90056

ASMT: 465320011, APN: 465320011
FRANCISCO ARECHIGA
33785 MILAN RD
WINCHESTER CA 92596

ASMT: 465320003, APN: 465320003
ROSALINDA ANDRADE, ETAL
20432 CATALINA
TORRANCE CA 90502

ASMT: 465320015, APN: 465320015
MARY COSTELLO, ETAL
P O BOX 752
WINCHESTER CA 92596

ASMT: 465320004, APN: 465320004
RICHARD SHIPLEY
33610 RANCLAND RD
HEMET, CA. 92545

ASMT: 465320016, APN: 465320016
DONNA MEREDITH, ETAL
P O BOX 247
WINCHESTER CA 92596

ASMT: 465320005, APN: 465320005
ESPERANZA LOZANO
18802 CENTER ST
ORANGE CA 92869

ASMT: 465320019, APN: 465320019
JACLYN YOUNG, ETAL
2116 BEGONIA CT
HEMET CA 92545



CV 103698

PM36611 5/13/2014 10:35:15 AM

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Eastern Municipal Water District
ATTN: Elizabeth Lovsted
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Winchester Town Association
P.O. Box 122
Winchester, CA 92596

Applicant:
Ecos Energy
222 South 9th Street, Suite 1600
Minneapolis, MN 55402

Owner:
The Robert Domenigoni Family Trust
PO Box 181
Winchester, CA 92596



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CUP03698, CZ07813, PUP00921 and DA00080

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Larry Ross Title: Project Planner Date: July 28, 2014

Applicant/Project Sponsor: Brad Wilson - Ecos Energy Date Submitted: November 19, 2013

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Larry Ross at (951) 955-9294.

Revised: 05/13/14

Y:\Planning Case Files-Riverside office\CUP03698\PC staff report\Mitigated Negative Declaration.CUP03698.docx

Please charge deposit fee case#: ZEA42716 ZCFG6103 \$2,231.25

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA42716/CUP03698/PUP00921/CZ07813/DA00080

Project Title/Case Numbers

Larry Ross
County Contact Person

951-955-9294
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Brad Wilson – Ecos Energy
Project Applicant

222 South 9th Street, Suite 1600, Minneapolis, MN 55402
Address

The project site is located southerly of Grand Ave., easterly of Patterson Ave., and the westerly side of Oxbow Drive.
Project Location

Change of Zone No. 7813 proposes to change the existing zoning of the 10 acre project site from Rural Residential (R-R) to Regulated Development Areas (R-D). Conditional Use Permit No. 3698 proposes the construction and use of a 1.25 MW (AC) Photovoltaic Solar Power Plant on an approximately 10 acre parcel. Public Use Permit No. 921 proposes to connect a 1.25 MW Photovoltaic Solar Power Plant(CUP03698) to the power grid. The power connection leaves the Solar Power Plant site and will be undergrounded through parcels 3 and 2 of tentative Parcel Map No. 36611, and emerges on the south-east corner of parcel 2, at which time the conduit connects to utility pad located on parcel 2 which will be owned and operated by Southern California Edison(SCE). From the utility pad located on parcel 2, an underground cable owned and operated by SCE will cross Grand Avenue to emerge to connect to existing power poles on the eastern side of Grand Avenue. The underground conduit to be installed by the applicant will also require an encroachment permit from the County and may also require an easement from the County. The applicant has also proposed to enter into a Development Agreement (DA No. 80) with the County for the Project consistent with the County's solar power plant program. DA No. 80 has a term of thirty years and will grant the applicant vesting rights to Develop the Project in accordance with the terms of the agreement. Proposed Ordinance No. 664.56 incorporates by reference and adopts DA No. 80 consistent with Government Code section 65867.5.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25+\$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

LR/lr
Revised 8/12/2014
Y:\Planning Case Files-Riverside office\CUP03698\PC staff report\NOD Form.CUP03698.docx

Please charge deposit fee case#: ZEA42716 ZCFG06103 \$2231.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1407844

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: ECOS ENERGY LLC \$2,231.25
paid by: CK 0885
EA42716
paid towards: CFG06103 CALIF FISH & GAME - NEG DECL
at parcel: 33725 GRAND HEM
appl type: CFG1

By _____ Jul 24, 2014 14:57
MGARDNER posting date Jul 24, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

SITE PLAN

FOR PUBLIC USE PERMIT No. 00921

DATE: OCTOBER, 2013

PREPARED FOR: ACTION SIMPSON'S GABRIEL D. YARBARA, STE 102 122 S. 8TH STREET, SUITE 102 ROSSVILLE, CA 92501 (951) 886-0150 (951) 886-0150 FAX: actionsewp@earthlink.net

PREPARED BY: EONS ENERGY LLC
 ATTY. BRAD WILSON
 222 S. 8TH STREET, SUITE 1000
 (612) 460-8005
 brad_wilson@eonsworlda.com

LANDOWNER: ENEVA B. DOMENIGONI, TRUSTEE OF THE ROBERT DOMENIGONI FAMILY TRUST
 WINCHESTER, CA 92586
 (951) 926-1342

PROPERTY ADDRESS: 33726 GRAND AVENUE, HEWLET, CA 92546
 ASSESSOR'S PARCEL NO.: A PORTION OF 463-040-018
 463-200-083

PROJECT DESCRIPTION:
 TO CONNECT TO EXISTING TRANSMISSION LINES THAT ARE OFF-SITE FROM THE SOLAR POWER ARRAY, A SINGLE EQUIPMENT SHED WILL BE INSTALLED AT A CENTRAL LOCATION WITHIN THE SOLAR ARRAY. THE PROJECT, INVERTERS, TRANSDUCER, PROTECTION EQUIPMENT, AND MONITORING/COMMUNICATIONS, THE MODULES IN THE SOLAR ARRAY WILL BE CONNECTED TO THE CENTRAL EQUIPMENT SHED VIA INSULATED WIRING THAT IS RUN THROUGH UNDERGROUND CONDUIT. COATED RATED CABLES WILL LEAVE THE EQUIPMENT SHED AND TRAVEL UNDERGROUND TO THE EASTERN PROPERTY LINE. THERE, THE CABLES WILL RUN THROUGH THE EXISTING UTILITY RIGHT-OF-WAY ALONG OSBORV DRIVE. OVERHEAD SEE ELECTRIC DISTRIBUTION LINE THAT RUNS ALONG GRAND AVENUE. THERE, UP TO THREE NEW UTILITY POLES MAY BE PLANTED TO SUPPORT METERS AND PROTECTION EQUIPMENT.

A PRIVATE EASEMENT ACROSS PARCELS 2 AND 3 FOR UNDERGROUND ELECTRICAL CONDUIT AND A CONCRETE UTILITY EQUIPMENT PAD, 50' X 100', WILL BE WIDE BY 4.5' LONG, WITH A TOTAL AREA OF 4,500 EQUIPMENT PAD WILL BE CONTAINED ENTIRELY WITHIN THE PRIVATE EASEMENT BOUNDARIES.

LEGAL DESCRIPTION: A PORTION OF PARCEL 1 OF PARCEL MAP 11477
 PER P.M. 82/68

ACREAGE: 10.00 ACRES GROSS, 9.73 ACRES NET

EXISTING ZONING & LAND USE: R-R, LDR

PROPOSED ZONINGS: Regulated Development Area (RD)

UTILITIES: SOUTHERN CALIFORNIA Edison
 GAS - THE GAS COMPANY
 WATER - EASTERN MUNICIPAL WATER DISTRICT
 SEWER - INDIVIDUAL SEPTIC
 TELEPHONE - VERIZON

SCHOOL DISTRICT: HEWLET UNIFIED SCHOOL DISTRICT

- 1) THE PROJECT IS LOCATED WITHIN CSA 146 AND CSA 152.
- 2) THE PROPOSED ON-SITE GRAVEL DRIVE WILL BE CONSTRUCTED TO MATCH THE EXISTING GRADE.
- 3) THE LAND HAS A HIGH TO MODERATE LIQUEFACTION POTENTIAL AND IS SUSCEPTIBLE TO SUBSIDENCE. THE LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
- 4) THE LAND IS WITHIN ZONE X PER MAP 61000 INSURANCE RATE MAP NUMBER 0805520006. EFFECTIVE DATE AUGUST 28, 2008. THE LAND USES WITHIN A 0.2% CHANGE (500'-YEAR) FLOODPLAIN AND IS SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
- 5) ALL STRUCTURES ARE EXISTING AND WILL REMAIN.
- 6) NO INTERFERING SURFACE PROPOSED. W.O.M.P. EXEMPT, 410,000 S.F.

AMENDMENTS: SCALE: 1" = 60'

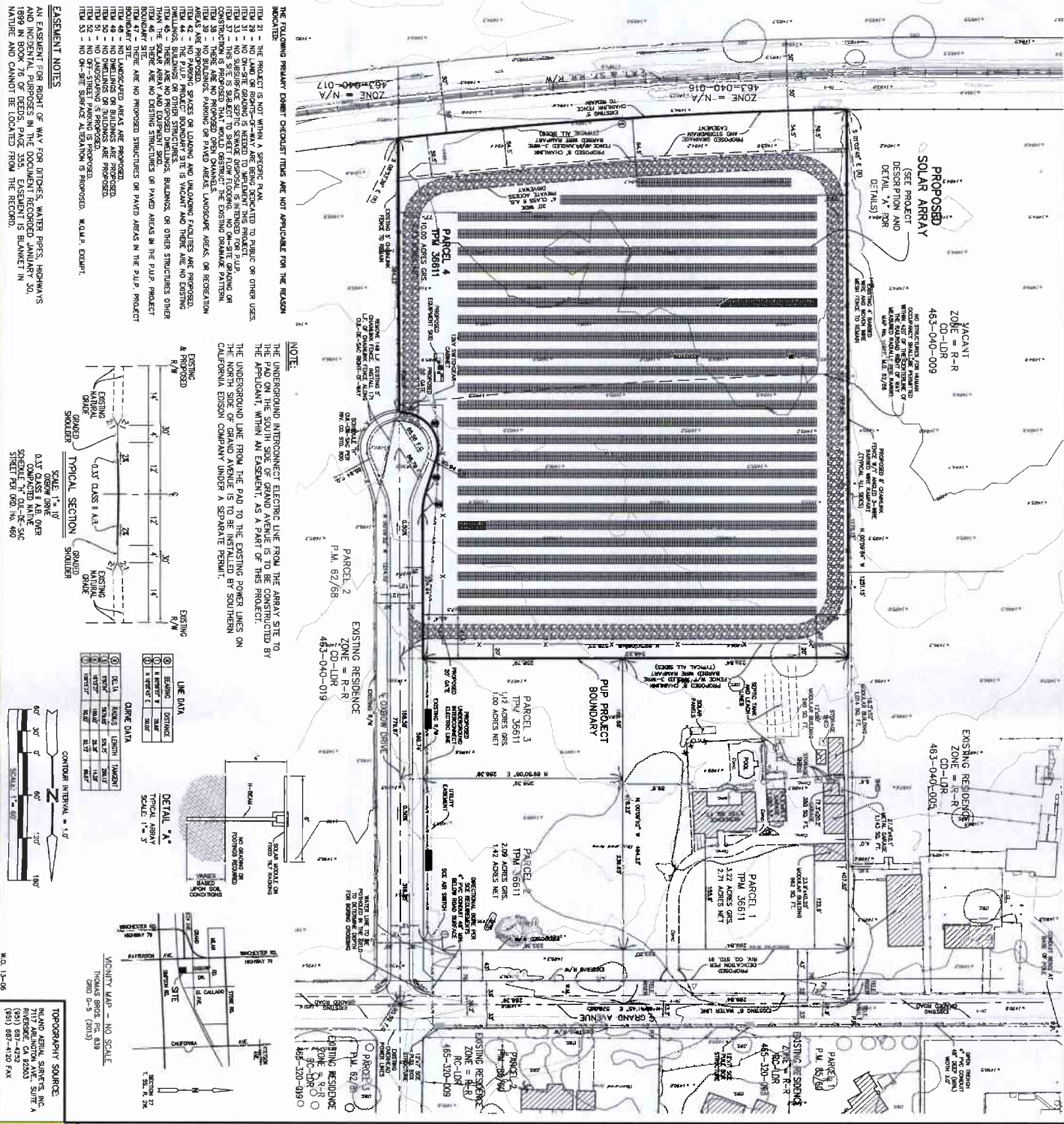
CASE: PUP00921
EXHIBIT A:
DATE: 8/7/14
PLANNER: L ROSS

TOPOGRAPHY SOURCE:
 MAPPING AERIAL SERVICES, INC.
 7117 ARBONDA AVE., SUITE A
 RIVERSIDE, CA 92503
 (951) 887-4100 FAX

MONITOR MAP - NO SCALE:
 THOMAS BROS. CO. 639
 GRID 1-3 (2013)

CONTOUR INTERVAL: 1' 0"
 SCALE: 1" = 60'

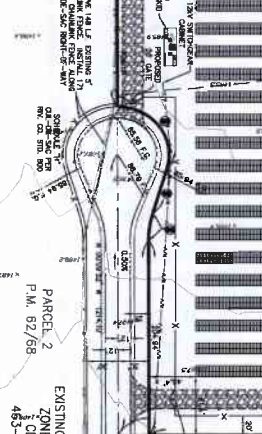
SCALE: 1" = 10'
 0.15" O.D. S.I. A.B. OVER
 SCHEDULE "H" O.D. - SAC
 STREET PER ORD. NO. 460



THE FOLLOWING PRIMARY EASEMENT OR EASEMENTS ARE NOT APPLICABLE FOR THE REASON INDICATED:

- ITEM 21 - THE PROJECT IS NOT WITHIN A SPECIFIC PLAN.
- ITEM 22 - NO LAND OR RIGHTS-OF-WAY ARE BEING DEDICATED TO PUBLIC OR OTHER USES.
- ITEM 23 - NO SUBSIDIARY SEPTIC SERVICE DISPOSAL IS INTENDED FOR THIS PROJECT.
- ITEM 24 - THIS SITE IS SUBJECT TO SHEET FLOW FLOODING. NO ON-SITE GRADING OR EROSION CONTROL MEASURES ARE PROPOSED.
- ITEM 25 - THERE ARE NO PROPOSED OPEN CHANNELS.
- ITEM 26 - NO BUILDINGS, PARKING OR PAVED AREAS, LANDSCAPE AREAS, OR RECREATION AREAS ARE PROPOSED.
- ITEM 27 - NO PARKING SPACES OR LOADING AND UNLOADING FACILITIES ARE PROPOSED.
- ITEM 28 - THE PUBLIC PROJECT SCHEDULE DATE IS VACANT AND THERE ARE NO EXISTING UTILITIES.
- ITEM 29 - THERE ARE NO PROPOSED DWELLINGS, BUILDINGS, OR OTHER STRUCTURES OTHER THAN THE SOLAR ARRAY.
- ITEM 30 - THERE ARE NO EXISTING STRUCTURES OR PAVED AREAS IN THE PUBLIC PROJECT BOUNDARY SITE.
- ITEM 31 - NO UNPAVED AREAS ARE PROPOSED.
- ITEM 32 - NO DWELLINGS OR BUILDINGS ARE PROPOSED.
- ITEM 33 - NO LANDSCAPING IS PROPOSED.
- ITEM 34 - NO ON-SITE SURFACE ALTERATION IS PROPOSED. W.O.M.P. EXEMPT.

NOTE:
 THE UNDERGROUND INTERCONNECT ELECTRIC LINE FROM THE ARRAY SITE TO THE PAD ON THE SOUTH SIDE OF GRAND AVENUE IS TO BE CONSTRUCTED BY THE APPLICANT, WITHIN AN EASEMENT AS A PART OF THIS PROJECT.
 THE UNDERGROUND LINE FROM THE PAD TO THE EXISTING POWER LINES ON CALIFORNIA Edison COMPANY UNDER A SEPARATE PERMIT.



LINE DATA

ITEM	DESCRIPTION	DEPTH	MARKER
1	1" DIA. RIBBON LIGHT TUBES	18"	1/2" DIA. ALUMINUM
2	2" DIA. RIBBON LIGHT TUBES	24"	1/2" DIA. ALUMINUM
3	3" DIA. RIBBON LIGHT TUBES	30"	1/2" DIA. ALUMINUM
4	4" DIA. RIBBON LIGHT TUBES	36"	1/2" DIA. ALUMINUM
5	5" DIA. RIBBON LIGHT TUBES	42"	1/2" DIA. ALUMINUM
6	6" DIA. RIBBON LIGHT TUBES	48"	1/2" DIA. ALUMINUM
7	8" DIA. RIBBON LIGHT TUBES	60"	1/2" DIA. ALUMINUM
8	10" DIA. RIBBON LIGHT TUBES	72"	1/2" DIA. ALUMINUM
9	12" DIA. RIBBON LIGHT TUBES	84"	1/2" DIA. ALUMINUM
10	14" DIA. RIBBON LIGHT TUBES	96"	1/2" DIA. ALUMINUM
11	16" DIA. RIBBON LIGHT TUBES	108"	1/2" DIA. ALUMINUM
12	18" DIA. RIBBON LIGHT TUBES	120"	1/2" DIA. ALUMINUM
13	20" DIA. RIBBON LIGHT TUBES	132"	1/2" DIA. ALUMINUM
14	22" DIA. RIBBON LIGHT TUBES	144"	1/2" DIA. ALUMINUM
15	24" DIA. RIBBON LIGHT TUBES	156"	1/2" DIA. ALUMINUM
16	26" DIA. RIBBON LIGHT TUBES	168"	1/2" DIA. ALUMINUM
17	28" DIA. RIBBON LIGHT TUBES	180"	1/2" DIA. ALUMINUM
18	30" DIA. RIBBON LIGHT TUBES	192"	1/2" DIA. ALUMINUM
19	32" DIA. RIBBON LIGHT TUBES	204"	1/2" DIA. ALUMINUM
20	34" DIA. RIBBON LIGHT TUBES	216"	1/2" DIA. ALUMINUM
21	36" DIA. RIBBON LIGHT TUBES	228"	1/2" DIA. ALUMINUM
22	38" DIA. RIBBON LIGHT TUBES	240"	1/2" DIA. ALUMINUM
23	40" DIA. RIBBON LIGHT TUBES	252"	1/2" DIA. ALUMINUM
24	42" DIA. RIBBON LIGHT TUBES	264"	1/2" DIA. ALUMINUM
25	44" DIA. RIBBON LIGHT TUBES	276"	1/2" DIA. ALUMINUM
26	46" DIA. RIBBON LIGHT TUBES	288"	1/2" DIA. ALUMINUM
27	48" DIA. RIBBON LIGHT TUBES	300"	1/2" DIA. ALUMINUM
28	50" DIA. RIBBON LIGHT TUBES	312"	1/2" DIA. ALUMINUM
29	52" DIA. RIBBON LIGHT TUBES	324"	1/2" DIA. ALUMINUM
30	54" DIA. RIBBON LIGHT TUBES	336"	1/2" DIA. ALUMINUM
31	56" DIA. RIBBON LIGHT TUBES	348"	1/2" DIA. ALUMINUM
32	58" DIA. RIBBON LIGHT TUBES	360"	1/2" DIA. ALUMINUM
33	60" DIA. RIBBON LIGHT TUBES	372"	1/2" DIA. ALUMINUM
34	62" DIA. RIBBON LIGHT TUBES	384"	1/2" DIA. ALUMINUM
35	64" DIA. RIBBON LIGHT TUBES	396"	1/2" DIA. ALUMINUM
36	66" DIA. RIBBON LIGHT TUBES	408"	1/2" DIA. ALUMINUM
37	68" DIA. RIBBON LIGHT TUBES	420"	1/2" DIA. ALUMINUM
38	70" DIA. RIBBON LIGHT TUBES	432"	1/2" DIA. ALUMINUM
39	72" DIA. RIBBON LIGHT TUBES	444"	1/2" DIA. ALUMINUM
40	74" DIA. RIBBON LIGHT TUBES	456"	1/2" DIA. ALUMINUM
41	76" DIA. RIBBON LIGHT TUBES	468"	1/2" DIA. ALUMINUM
42	78" DIA. RIBBON LIGHT TUBES	480"	1/2" DIA. ALUMINUM
43	80" DIA. RIBBON LIGHT TUBES	492"	1/2" DIA. ALUMINUM
44	82" DIA. RIBBON LIGHT TUBES	504"	1/2" DIA. ALUMINUM
45	84" DIA. RIBBON LIGHT TUBES	516"	1/2" DIA. ALUMINUM
46	86" DIA. RIBBON LIGHT TUBES	528"	1/2" DIA. ALUMINUM
47	88" DIA. RIBBON LIGHT TUBES	540"	1/2" DIA. ALUMINUM
48	90" DIA. RIBBON LIGHT TUBES	552"	1/2" DIA. ALUMINUM
49	92" DIA. RIBBON LIGHT TUBES	564"	1/2" DIA. ALUMINUM
50	94" DIA. RIBBON LIGHT TUBES	576"	1/2" DIA. ALUMINUM
51	96" DIA. RIBBON LIGHT TUBES	588"	1/2" DIA. ALUMINUM
52	98" DIA. RIBBON LIGHT TUBES	600"	1/2" DIA. ALUMINUM
53	100" DIA. RIBBON LIGHT TUBES	612"	1/2" DIA. ALUMINUM
54	102" DIA. RIBBON LIGHT TUBES	624"	1/2" DIA. ALUMINUM
55	104" DIA. RIBBON LIGHT TUBES	636"	1/2" DIA. ALUMINUM
56	106" DIA. RIBBON LIGHT TUBES	648"	1/2" DIA. ALUMINUM
57	108" DIA. RIBBON LIGHT TUBES	660"	1/2" DIA. ALUMINUM
58	110" DIA. RIBBON LIGHT TUBES	672"	1/2" DIA. ALUMINUM
59	112" DIA. RIBBON LIGHT TUBES	684"	1/2" DIA. ALUMINUM
60	114" DIA. RIBBON LIGHT TUBES	696"	1/2" DIA. ALUMINUM
61	116" DIA. RIBBON LIGHT TUBES	708"	1/2" DIA. ALUMINUM
62	118" DIA. RIBBON LIGHT TUBES	720"	1/2" DIA. ALUMINUM
63	120" DIA. RIBBON LIGHT TUBES	732"	1/2" DIA. ALUMINUM
64	122" DIA. RIBBON LIGHT TUBES	744"	1/2" DIA. ALUMINUM
65	124" DIA. RIBBON LIGHT TUBES	756"	1/2" DIA. ALUMINUM
66	126" DIA. RIBBON LIGHT TUBES	768"	1/2" DIA. ALUMINUM
67	128" DIA. RIBBON LIGHT TUBES	780"	1/2" DIA. ALUMINUM
68	130" DIA. RIBBON LIGHT TUBES	792"	1/2" DIA. ALUMINUM
69	132" DIA. RIBBON LIGHT TUBES	804"	1/2" DIA. ALUMINUM
70	134" DIA. RIBBON LIGHT TUBES	816"	1/2" DIA. ALUMINUM
71	136" DIA. RIBBON LIGHT TUBES	828"	1/2" DIA. ALUMINUM
72	138" DIA. RIBBON LIGHT TUBES	840"	1/2" DIA. ALUMINUM
73	140" DIA. RIBBON LIGHT TUBES	852"	1/2" DIA. ALUMINUM
74	142" DIA. RIBBON LIGHT TUBES	864"	1/2" DIA. ALUMINUM
75	144" DIA. RIBBON LIGHT TUBES	876"	1/2" DIA. ALUMINUM
76	146" DIA. RIBBON LIGHT TUBES	888"	1/2" DIA. ALUMINUM
77	148" DIA. RIBBON LIGHT TUBES	900"	1/2" DIA. ALUMINUM
78	150" DIA. RIBBON LIGHT TUBES	912"	1/2" DIA. ALUMINUM
79	152" DIA. RIBBON LIGHT TUBES	924"	1/2" DIA. ALUMINUM
80	154" DIA. RIBBON LIGHT TUBES	936"	1/2" DIA. ALUMINUM
81	156" DIA. RIBBON LIGHT TUBES	948"	1/2" DIA. ALUMINUM
82	158" DIA. RIBBON LIGHT TUBES	960"	1/2" DIA. ALUMINUM
83	160" DIA. RIBBON LIGHT TUBES	972"	1/2" DIA. ALUMINUM
84	162" DIA. RIBBON LIGHT TUBES	984"	1/2" DIA. ALUMINUM
85	164" DIA. RIBBON LIGHT TUBES	996"	1/2" DIA. ALUMINUM
86	166" DIA. RIBBON LIGHT TUBES	1008"	1/2" DIA. ALUMINUM
87	168" DIA. RIBBON LIGHT TUBES	1020"	1/2" DIA. ALUMINUM
88	170" DIA. RIBBON LIGHT TUBES	1032"	1/2" DIA. ALUMINUM
89	172" DIA. RIBBON LIGHT TUBES	1044"	1/2" DIA. ALUMINUM
90	174" DIA. RIBBON LIGHT TUBES	1056"	1/2" DIA. ALUMINUM
91	176" DIA. RIBBON LIGHT TUBES	1068"	1/2" DIA. ALUMINUM
92	178" DIA. RIBBON LIGHT TUBES	1080"	1/2" DIA. ALUMINUM
93	180" DIA. RIBBON LIGHT TUBES	1092"	1/2" DIA. ALUMINUM
94	182" DIA. RIBBON LIGHT TUBES	1104"	1/2" DIA. ALUMINUM
95	184" DIA. RIBBON LIGHT TUBES	1116"	1/2" DIA. ALUMINUM
96	186" DIA. RIBBON LIGHT TUBES	1128"	1/2" DIA. ALUMINUM
97	188" DIA. RIBBON LIGHT TUBES	1140"	1/2" DIA. ALUMINUM
98	190" DIA. RIBBON LIGHT TUBES	1152"	1/2" DIA. ALUMINUM
99	192" DIA. RIBBON LIGHT TUBES	1164"	1/2" DIA. ALUMINUM
100	194" DIA. RIBBON LIGHT TUBES	1176"	1/2" DIA. ALUMINUM

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 659 VERSION
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PLAN CHECK OVERSIGHT LLA / CID	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP PP#
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APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).



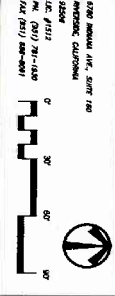
NOTE: CONTAINERS WITHIN THESE PLANS SHALL NOT CONTAIN LIME, AN EXHAUSTIBLE FERTILIZER, A DANGEROUS FLAMMABLE LIQUID, OR OTHER HAZARDOUS MATERIALS.

Printed under a valid State License No. 140001014. I am a Professional Engineer in the State of California. My registration expires on 08/31/2024. I am currently registered in the State of California. My registration expires on 08/31/2024.

CASE: CUP03698
 Exhibit L (Pages 1-10)
 DATE: 8/7/14
 PLANNER: L ROSS



PREPARED BY:
 R. V. ROSS
 1500 MARINA AVE. SUITE 100
 ANIMAS CALIFORNIA
 CA 92513
 TEL: (951) 791-1100
 FAX: (951) 798-9891



BENCHMARK:
 REFER TO CON. PLANS

NOT FOR CONSTRUCTION

CUP 3698 COUNTY OF RIVERSIDE
 DIAMOND VALLEY SQUARE PROJECT
 CONCEPT LANDSCAPE PLANS
 PLANTING PLAN

1/2" = 1'-0" SHEET NO. PP-1
 4 OF 10 SHEETS

PLANT LEGEND

SCREENING SHRUBS

SPECIES	ESTABLISHMENT / COMMON NAME	CONT.	W/OOL	BECHA
471	ELAEAGNUS PARVIFLORUS THORNED ELAEGNUS	15 GAL	LOW	JDD-1
479	RIBES LARIBUM / LARIBES S.M.A.C.	15 GAL	LOW	JDD-1

GROUND COVERS

ALL PLANTING AREAS EXCEPT FOR THOSE RECEIVING HYDROPOSED SOILS, SHALL RECEIVE A 7" LAYER OF MEDIUM GRIND DARK MULCH.

NATIVE PLANTED AREAS TO BE PROTECTED IN PLACE. ANY DAMAGED AREAS SHALL BE REPAIRED WITH THE HYDROPOSED NURSERY SEED MIX AFTER CONSTRUCTION.

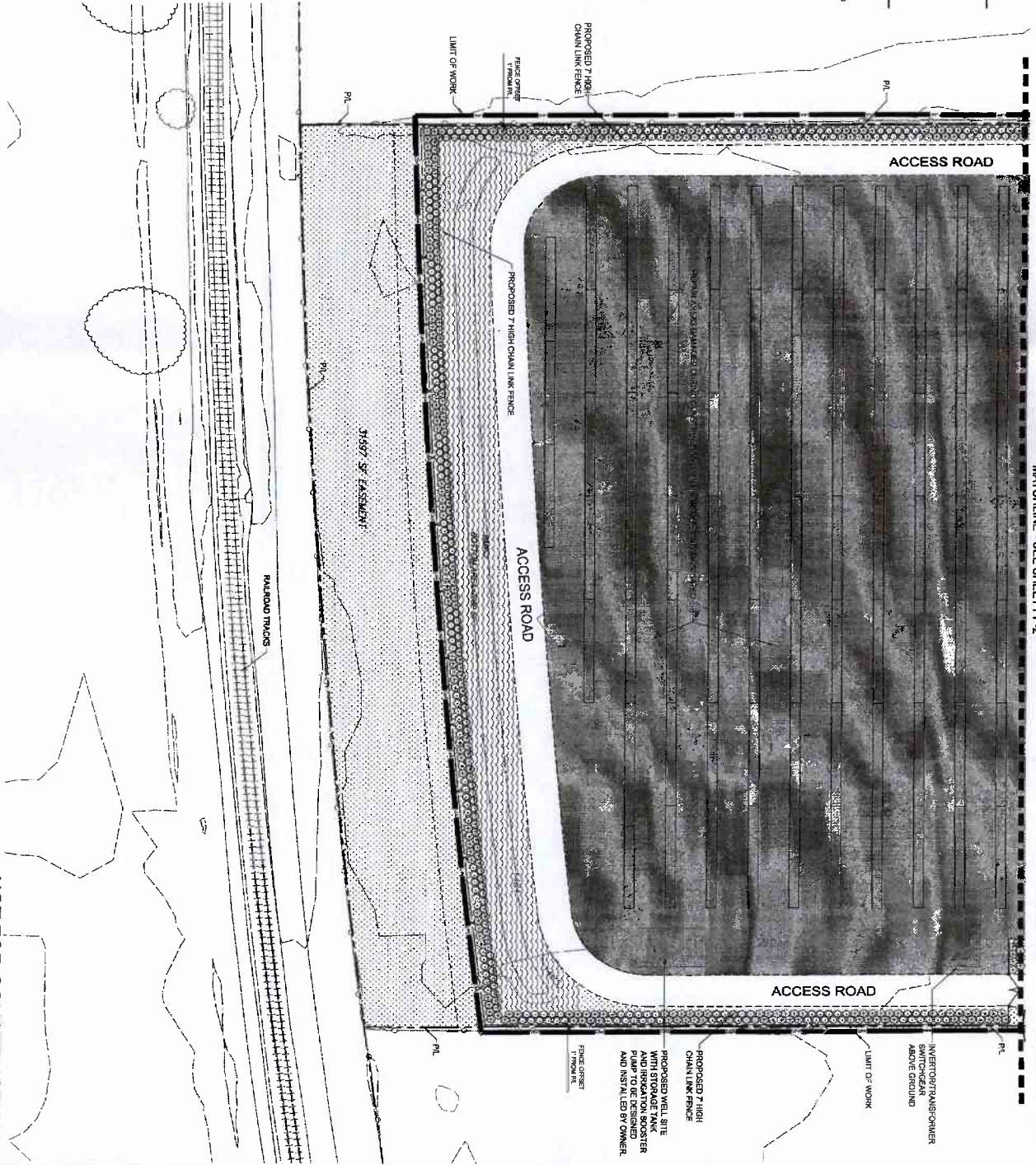
BIO SWALE SEED MIX
 PESTICIDE RESISTANT / RED FESCUE

BREEDING SEED MIX WITH AN ADDED BORAGE/PERFORATED MATRY BLEND OF GRASSES AND FLOWERS FOR REGENERATION OF SOIL. DESIGNATED AS A NON-IRRIGATED MIX WITH A BINDING AGENT TO PREVENT SOIL EROSION.

Species / Common Name	Layers
Festuca microstachya Fescue	6.00
Echinochloa ciliolata California Poppy	2.00
Stipa tenuifolia Woodland Meadowgrass	4.00
Poa annua Annual Bluegrass	10.00

Seed Mix as prescribed by S&S Seeds

- EXISTING LANDSCAPE NOTES:**
- NO MSHCP AREAS OCCUR ON SITE. AND NO MSHCP ARE LOCATED WITHIN 1' M.I.E. OF PROJECT.
 - NO EXISTING TREES WITH AN OVER 4" CALIPER OR PROTECTED SPECIES OCCUR ON-SITE.
 - NO EXISTING SHRUB MASSSES OCCUR ON-SITE.
 - NO FUEL MODIFICATION DEVICES OCCUR ON ADJACENT SITE.



MATCHLINE - SEE SHEET PP-2

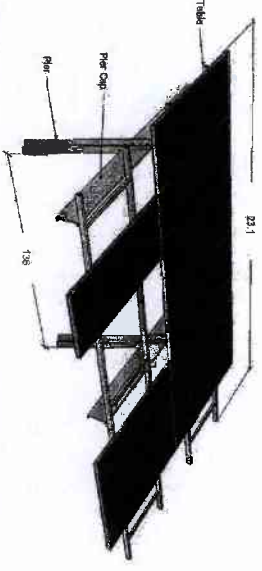
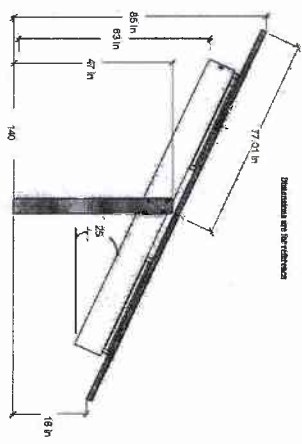
PLAN CHECK OVERSIGHT LLA / CID	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP PP#
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APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

Brad Wilson
 Senior Engineer
 License No. 24172014
 Registered Professional Engineer
 Legend FAS Project

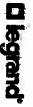
Engineering Data Sheet

Wetzelville, CA
 Project Number: 00
 614 568 5867



Calculated Weight
 14 lbs 15.64
 1487 lb
 360,500 lb
 439 lb
 3100 lb

North Edge Height	88 in
Projected Row Width	140 in
Row Height (overhead)	47 in
Row Height (overhead)	2
Row Height (overhead)	178 in
Length	120.1 in
Width	143.1 in
Area	88 in



Note: Above weightings and dimensions are for the condition of approval only.

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION
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APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE).

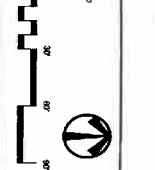


THESE PLANS CONTAIN INFORMATION THAT IS UNLAWFUL TO DISCLOSE TO THE PUBLIC WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OF RECORD. ANY UNLAWFUL DISCLOSURE IS PROHIBITED BY LAW AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

CASE: CUP03698
 Exhibit L (Pages 1-10)
 DATE: 8/7/14
 PLANNER: L ROSS



PREPARED BY:
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 RANCHO CALIFORNIA, CA 92508
 Lic. #1111
 Fax: (951) 781-1122
 Tel: (951) 488-0481



BENCH-MARK: REFER TO CIVIL PLANS
 CUP 3698
 COUNTY OF SBEREGUE
 DIAMOND VALLEY SOLAR PROJECT
 CONCEPT LANDSCAPE PLANS
 ADJACENT LANDSCAPE PLAN
 W.O.
 COUNTY
 SHEET NO. PP-3
 OF 18 SHEETS

- EXISTING LANDSCAPE NOTES:
- NO MSHCP AREAS OCCUR ON-SITE, AND NO MSHCP BOUNDARIES ARE WITHIN 200' OF PROJECT. NO MSHCP AREAS ARE WITHIN 200' OF PROJECT. NO MSHCP AREAS ARE WITHIN 200' OF PROJECT.
 - NO EXISTING TREES WITH A DBH OF 10" OR GREATER OR PROTECTED SPECIES OCCUR ON-SITE.
 - NO EXISTING SHRUB MASSSES OCCUR ON-SITE.
 - NO FUEL MODIFICATION ZONES OCCUR ADJACENT SITES.

NEAREST CROSS STREETS ARE PATTERSON ROAD & GRAND AVENUE - PRIMARILY RESIDENTIAL FRONTYARDS NO established streetscape. Homeowner frontyards (No Street Tree)
 APPROXIMATE 200' OFFSET INCLUDES OPEN LAND WITH NATIVES AND RAILROAD TRACKS

